



3 1223 07661 5450



DEPARTMENT OF CITY PLANNING 450 McAllister St. - 5th Floor

(415)558-5260

NOTICE THAT AN
ENVIRONMENTAL IMPACT REPORT
IS DETERMINED TO BE REQUIRED

DOCUMENTS DEPT.

DEC 14 1982

Date of this Notice: December 10, 1982

SAN FRANCISCO
PUBLIC LIBRARY

Lead Agency: City and County of San Francisco, Department of City Planning
450 McAllister St. - 5th Floor, San Francisco CA 94102

Roos

Tel: (415) 558-5260

5/S

Project Sponsor: Lincoln Property Company

Project Contact Person: Carl Danielson



San Francisco Public Library

Government Information Center
San Francisco Public Library
100 Larkin Street, 5th Floor
San Francisco, CA 94102

REFERENCE BOOK

Not to be taken from the Library

Lots 15, 17 and 18 in Assessor's Block 3708

on of two, six-story buildings, a parking lot,
k. Construction of a 429-foot-tall building containing
42,000 sq. ft. of office; 13,000 sq. ft. retail.
ding spaces are proposed.

ICANT EFFECT ON THE ENVIRONMENT AND AN ENVIRONMENTAL
Is determination is based upon the criteria of the
ary for Resources, Sections 15081 (Determining Signi-
y Findings of Significance) and 15084 (Decision to
wing reasons, as documented in the Initial Evalua-
project, which is on file at the Department of City

Planning:

Please see the attached Initial Study including the Environmental
Evaluation Checklist.

Deadline for Filing of an Appeal of this Determination to the City Planning Commis-
sion: December 20, 1982

D requires 1) a letter specifying the grounds for the appeal, and 2) a
REF .ing fee.

711.4097
L638n

Alec S. Bash
Alec S. Bash, Environmental Review Officer

ER5 6/80



DEPARTMENT OF CITY PLANNING 450 McAllister St. - 5th Floor

(415) 558-5260

NOTICE THAT AN
ENVIRONMENTAL IMPACT REPORT
IS DETERMINED TO BE REQUIRED

DOCUMENTS DEPT.

DEC 14 1982

Date of this Notice: December 10, 1982

SAN FRANCISCO
PUBLIC LIBRARY

Lead Agency: City and County of San Francisco, Department of City Planning
450 McAllister St. - 5th Floor, San Francisco CA 94102

Agency Contact Person: Carol Roos

Tel: (415) 558-5260

Project Title: 81.297E:
One Anthony Court
(562 Mission Street)

Project Sponsor: Lincoln Property Company

Project Contact Person: Carl Danielson

Project Address:

Assessor's Block(s) and Lot(s): Lots 15, 17 and 18 in Assessor's Block 3708

City and County: San Francisco

Project Description: Demolition of two, six-story buildings, a parking lot, subsurface garage and photo kiosk. Construction of a 429-foot-tall building containing about 645,480 gross sq. ft. : 542,000 sq. ft. of office; 13,000 sq. ft. retail. 77,980 sq. ft. parking and 3 loading spaces are proposed.

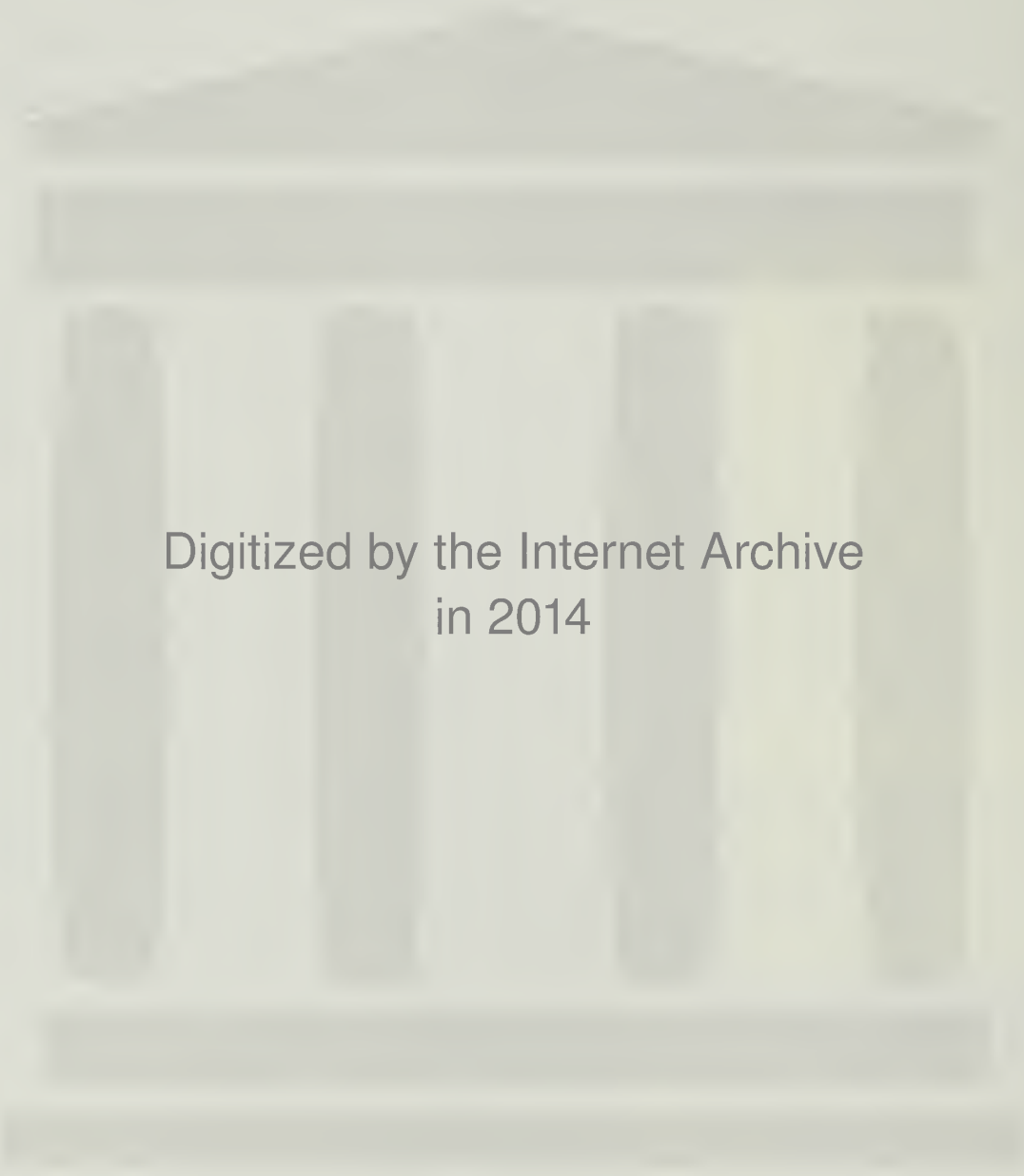
THIS PROJECT MAY HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT AND AN ENVIRONMENTAL IMPACT REPORT IS REQUIRED. This determination is based upon the criteria of the Guidelines of the State Secretary for Resources, Sections 15081 (Determining Significant Effect), 15082 (Mandatory Findings of Significance) and 15084 (Decision to Prepare an EIR), and the following reasons, as documented in the Initial Evaluation (initial study) for the project, which is on file at the Department of City Planning:

Please see the attached Initial Study including the Environmental Evaluation Checklist.

Deadline for Filing of an Appeal of this Determination to the City Planning Commission: December 20, 1982.

An appeal requires 1) a letter specifying the grounds for the appeal, and 2) a \$35.00 filing fee.

Alec S. Bash
Alec S. Bash, Environmental Review Officer



Digitized by the Internet Archive
in 2014

<https://archive.org/details/noticethatenviro1019sanf>

SF
C58
#379



DEPARTMENT OF CITY PLANNING

450 McAllister Street · San Francisco · CA 94102
(415) 558-5260

FINAL INITIAL STUDY

ONE ANTHONY COURT

SAN FRANCISCO

81.297E

December 10, 1982

DOCUMENTS DEPT.

DEC 16 1982

SAN FRANCISCO
PUBLIC LIBRARY

I. PROJECT DESCRIPTION

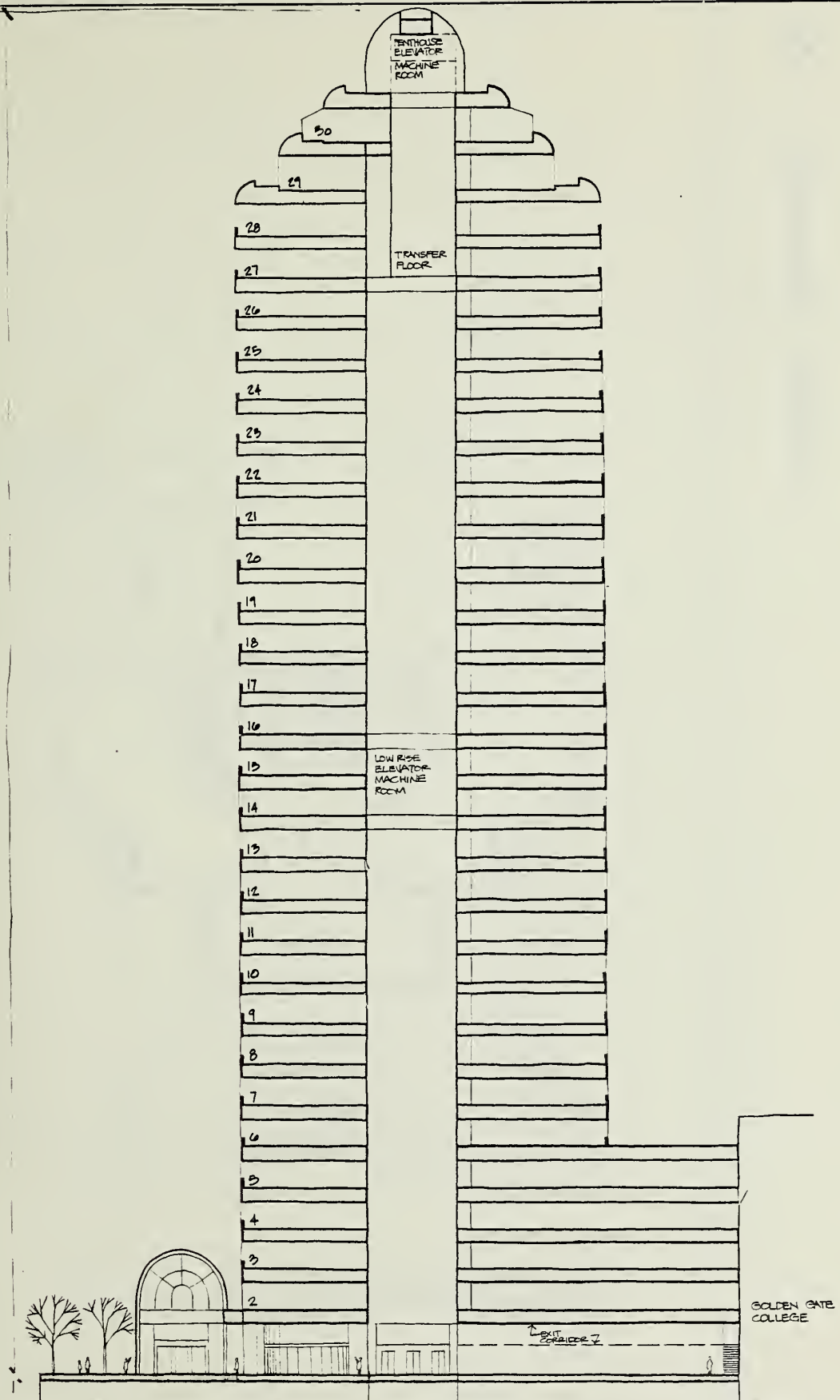
The proposed One Anthony Court Office Building is planned for office, retail/commercial uses and parking. The project site is located in the downtown office area of San Francisco fronting Jessie and Mission Streets. Anthony Street borders the west side of the site and Golden Gate University is adjacent to the east boundary (Figure 1). The main entrance to the project would be on Anthony Street. The site is in Assessor's Block 3708, lots 15, 17, and 18 and is approximately 39,762.5 square feet.

The proposed project site contains two 6-story buildings used for offices, a parking lot, a subsurface parking garage for 140 vehicles and a kiosk for commercial photo processing. The two buildings (containing a total of approximately 144,000 gross square feet), the parking facility, and the kiosk would be demolished and replaced with the proposed One Anthony Court office structure. Existing business and commercial establishments on the site would have to be relocated prior to construction.

The total project, including office, commercial/retail, mechanical, service, and two underground levels of parking space would comprise approximately 645,480 gross square feet. About 542,000 gross square feet of office space would be included. The building would rise 30 stories or 429 feet above grade (Figure 2), with a floor area ratio (FAR) of 14:1. Approximately 77,980 square feet of parking, or 220 spaces would be provided on-site, below grade with access from Anthony Street; three loading spaces are proposed. A portion of the project site on Anthony and Jessie would be landscaped for an open plaza.

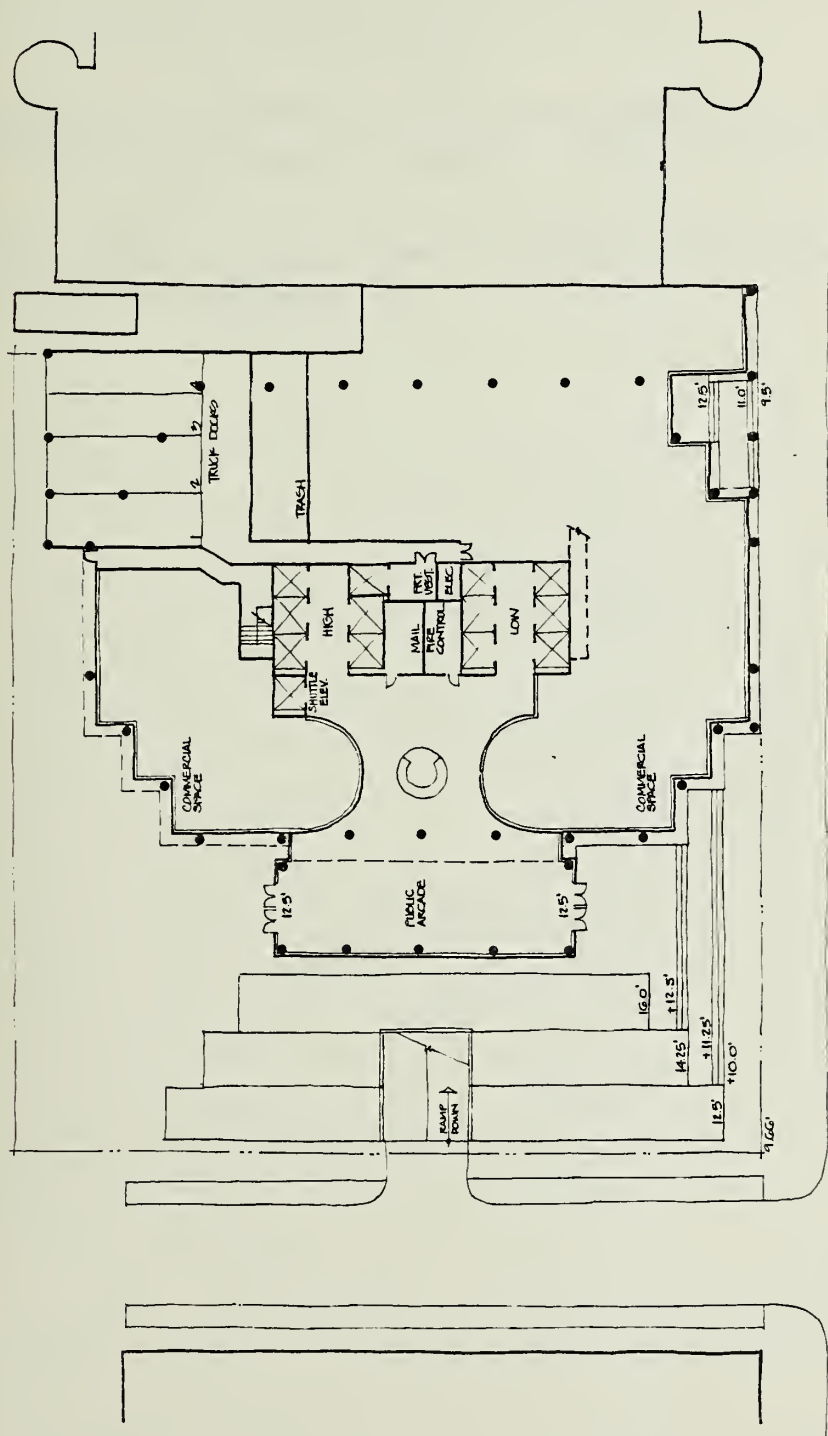
The ground floor of the highrise is planned for the lobby, retail/commercial space, mechanical space and access to the 2,500 square foot barrel-vaulted atrium (Figure 3). About 13,000 gross square feet of retail sales area would be available. Additional entrances to the ground floor commercial areas are anticipated to be located on Mission and Jessie Streets. The building would contain about 10,000 square feet of mechanical space.

429'



SCALE 0 16 32 64 FEET

ELEVATION (South)



SCALE 0 16 32 64 FEET

GROUND FLOOR

Figure: 3

Floors 1 to 30 in the highrise building are designated for office use. The building would be built to the property line with set-backs at the 6th, 29th and 30th floors and mechanical penthouse. The office facade would be constructed of stone material, travertine, metal or precast spandrel panels with solex glass.

The site is in a C-3-0 (Downtown Office) zoning district and a 600-l Height and Bulk District. The allowable Basic Floor Area Ratio (FAR) for the site is 14:1.

The project sponsor is Lincoln Property Company. The architect for the project is Hellmuth, Obata and Kassabaum, Inc.

II. POTENTIAL ENVIRONMENTAL EFFECTS

A. SIGNIFICANT EFFECTS

The proposed One Anthony Court Office Building may generate environmental impacts which could be considered significant and which will be analyzed in an Environmental Impact Report. Potential environmental effects that could result from the One Anthony Court structure include the following areas:

- pattern, scale and character of development in the project area
- long-range views from some adjacent buildings
- population to be employed on the project site, and subsequent demand on the supply of housing in the City
- shadows from the building
- circulation and existing vehicular and transit systems effects
- demand for parking spaces
- potential change in wind ratios at street level
- noise impacts of pile driving during construction
- cumulative effects on public services and utilities
- energy demand aspects
- cumulative effects on air quality
- cultural resources

B. INSIGNIFICANT EFFECTS

The proposed project would not result in significant environmental effects in several areas. These potential environmental issues will not be addressed in the subsequent EIR.

Noise: After project completion, ambient noise levels in the project vicinity would not increase due to the project. Noise insulation features would be included in the project design with reference to the standards of Title 25 of the California Administrative Code.

Air Quality: The project sponsor has agreed to mitigation measures which would decrease suspended particulates during demolition and construction.

Utilities and Public Services: The increased demand for public services and utilities generated by the proposed project alone would not require additional personnel or equipment. The cumulative impacts of the proposed project and other downtown office highrise buildings, however, may have significant impacts on some services and will be discussed in the EIR for this project.

Biology: The proposed project would have no effect on plant or animal life on the project site or in the surrounding area.

Topography, Soils, and Geology: The proposed One Anthony Court office building project is not expected to have a major impact on the topography, soils, or geology of the project site. However, a thorough geotechnical analysis and report by registered engineers and geologists will be necessary to complete the final foundation design.

Water: The proposed project would not affect the quality of water, alter runoff patterns, or affect public water supply or groundwater (i.e. dewatering would not be required during construction).

Hazards: The proposed project would not be affected by hazardous uses or health hazards in the area nor would there be a potential for health hazards from the project.

III. ENVIRONMENTAL EVALUATION CHECKLIST

A. GENERAL CONSIDERATIONS:

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>	<u>N/A</u>	<u>Disc.</u>
1. Would the project conflict with objectives and policies in the Comprehensive Plan (Master Plan) of the City?	<u>—</u>	<u>X</u>	<u>—</u>	<u>—</u>	<u>X</u>
2. Would the project require a variance, or other special authorization under the City Planning Code?	<u>—</u>	<u>—</u>	<u>X</u>	<u>—</u>	<u>X</u>
3. Would the project require approval of permits from City Departments other than DCP or BBI, or from Regional, State or Federal Agencies?	<u>—</u>	<u>—</u>	<u>X</u>	<u>—</u>	<u>X</u>
4. Would the project conflict with adopted environmental plans and goals?	<u>—</u>	<u>—</u>	<u>X</u>	<u>—</u>	<u>X</u>

Master Plan policies will be reviewed in depth in the EIR and specific discussions directed to the Urban Design Element and the Transportation Element.

By resolution number 8474, adopted January 17, 1980, the City Planning Commission declared its intent to invoke its power of discretionary review for any highrise proposed in the downtown area. The proposed project would be subject to this review which would include, but not be limited to, an analysis of "protection and enhancement of the pedestrian environment, preservation of architecturally and historically significant buildings, preservation of housing, avoidance of industrial displacement, adequate and appropriate means of transportation to and from the project site, energy conservation, physical relationship of the proposed building to its environs, (and) effect on views from public areas on the City skyline."¹ Two documents which proposed guidelines for new development, Guiding Downtown Development and the SPUR, South of Market Plan, will be discussed as they affect the project, in the EIR.

¹San Francisco City Planning Commission, Resolution 8474, January 17, 1980.

B. ENVIRONMENTAL IMPACTS:

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>	<u>N/A</u>	<u>Disc.</u>
I. <u>Land Use</u> . Would the proposed project:					
a. Be different from surrounding land uses?	<u>—</u>	<u>X</u>	<u>—</u>	<u>—</u>	<u>X</u>
b. Disrupt or divide the physical arrangement of an established community?	<u>—</u>	<u>X</u>	<u>—</u>	<u>—</u>	<u>X</u>

The project site is located in the southern part of the downtown area of San Francisco. The site encompasses 554 to 584 Mission Street and is currently used for office, commercial and parking activities. Two 6-story warehouse buildings that have been converted to office use are the major structures on the site. A parking lot and subsurface parking garage for 140 automobiles and a small commercial photo-processing kiosk are also located on the project site.

The surrounding land uses are office, retail/commercial and short-term vehicle parking. The project block contains one and two-story office/commercial buildings; three and five-story brick warehouse and manufacturing buildings; five and six-story office and wholesale furniture sales buildings; the eight-story granite and brick Pacific Telephone Company building (facing the site on Anthony Street); a two-story concrete parking garage for automobile repair; Golden Gate University (abutting the site); and a small one-story restaurant (abutting the site). The 30-story project would be taller than the other buildings on the block. The configuration of the project would differ from surrounding land uses, especially those on Anthony Street.

Across Mission Street are brick office buildings ranging from two to six stories, wholesale manufacturing and retail sales facilities, and a two-story concrete parking garage.

The project would increase the density of office and commercial uses on the site. The retail uses on the ground level would be similar to those now in the project area. The parking facilities in the proposed project would contain 80 more parking spaces than currently available on the project site.

The above matters require discussion in the EIR.

2. <u>Visual Quality and Urban Design.</u> Would the proposed project:	<u>Yes</u>	<u>Maybe</u>	<u>No</u>	<u>N/A</u>	<u>Disc.</u>
a. Obstruct or degrade any scenic view or vista open to the public?	<u>—</u>	<u>—</u>	<u>—</u>	<u>X</u>	<u>X</u>
b. Reduce or obstruct views from adjacent or nearby buildings?	<u>X</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>X</u>
c. Create a negative aesthetic effect?	<u>—</u>	<u>X</u>	<u>—</u>	<u>—</u>	<u>X</u>
d. Generate light or glare affecting other properties?	<u>—</u>	<u>X</u>	<u>—</u>	<u>—</u>	<u>X</u>

The proposed project would not obstruct views or vistas open to the public. Some views from adjacent buildings could be partially blocked (particularly from the 595 and 525 Market Street Buildings, the two Standard Oil Towers and the Tishman Building all north or northwest of the site). Further study of views of the project from various locations in the City (and the Oakland-Bay Bridge and the San Francisco Bay) are necessary to determine the extent of the visual impacts and will be included in the EIR.

Light would be noticeable from the proposed project; this could be tempered by the tinted glass materials proposed for the building's exterior and interior design features such as curtains.

Project visibility, sunlight and shadow, wind and conformance to the Urban Design Plan are some of the design issues to be discussed in the EIR.

3. <u>Population/Employment/Housing:</u> Would the proposed project:	<u>Yes</u>	<u>Maybe</u>	<u>No</u>	<u>N/A</u>	<u>Disc.</u>
a. Alter the density of the area population?	<u>X</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>X</u>
b. Have a growth-inducing effect?	<u>—</u>	<u>X</u>	<u>—</u>	<u>—</u>	<u>X</u>
c. Require relocation of housing or businesses, with a displacement of people, in order to clear the site?	<u>X</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>X</u>
d. Create or eliminate jobs during construction and operation and maintenance of the project?	<u>X</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>X</u>
e. Create an additional demand for housing in San Francisco?	<u>X</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>X</u>

The proposed project would displace employees and businesses currently located in the 562-572 and 560 Mission Street office buildings, the parking facility and the photo-processing kiosk. Approximately 620 person-years of construction employment could be created by full development of the project. The project would result in about 2,300 jobs in the office and commercial/retail spaces, including maintenance and management of the building (and parking facilities). The project would increase the density of land use and employment on the site.

Because the project would facilitate an increase in San Francisco employment, it can be expected that there would be an additional demand for housing units. This impact will be discussed in the EIR.

The cumulative effects of increased growth in the area will be discussed in the EIR.

4. Transportation/Circulation.

Would the construction or operation of the project result in:

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>	<u>N/A</u>	<u>Disc.</u>
a. Change in use of existing transportation systems? (transit, roadways, pedestrian ways, etc.)	<u>X</u>	—	—	—	<u>X</u>
b. An increase in traffic which is substantial in relation to existing loads and street capacity?	—	<u>X</u>	—	—	<u>X</u>
c. Effects on existing parking facilities, or demand for new parking?	<u>X</u>	—	—	—	<u>X</u>
d. Alteration to current patterns of circulation or movement of people and/or goods?	—	<u>X</u>	—	—	<u>X</u>
e. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?	—	<u>X</u>	—	—	<u>X</u>
f. A need for maintenance or improvement or change in configuration of existing public roads or facilities?	—	<u>X</u>	—	—	<u>X</u>
g. Construction of new public roads?	—	—	<u>X</u>	—	—

The project-related and cumulative impacts for transportation (including circulation, transit, parking and pedestrian effects) and parking demand will be further considered in the EIR. Other areas to be discussed include the project's relationship to Mission Street, a designated transit street; to the nearby East Bay Transit Terminal; and to Jessie and Anthony Streets.

5. <u>Noise</u>	<u>Yes</u>	<u>Maybe</u>	<u>No</u>	<u>N/A</u>	<u>Disc.</u>
a. Would the proposed project result in generation of noise levels in excess of those currently existing in the area? (during construction)	<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u>X</u>
b. Would existing noise levels impact the proposed use?	<u> </u>	<u>X</u>	<u> </u>	<u> </u>	<u>X</u>
c. Are Title 25 Noise Insulation Standards applicable?	<u> </u>	<u> </u>	<u>X</u>	<u> </u>	<u>X</u>

Noise levels in excess of those existing in the area would not result from project operation, although higher walls along the street could amplify existing noise. The amount of traffic generated by the project during any hour of the day would probably cause traffic noise levels to increase by less than one dBA.¹

A 77,980 square foot parking area is proposed below grade with access from Anthony Street. Loading and loading docks for commercial deliveries are proposed in the basement level with access from Jessie Street. Such facilities would also generate additional traffic, but this traffic would cause no more than a one-dBA increase in environmental noise which is undetectable by the untrained human ear.

Mechanical equipment noise is regulated by the San Francisco Noise Ordinance, (Part II, Chapter VII, San Francisco Municipal Code), Section 2909, "Fixed Source Noise Level," which the project sponsor is committed to follow. The noise ordinance limits equipment noise levels in the downtown area to 70 dBA between 7 a.m. and 10 p.m. and 60 dBA between 10 p.m. and 7 a.m. at the property line. Mechanical equipment for the proposed project would be limited to 70 dBA during the day and to 60 dBA to meet the nighttime limit. Further discussion will not be included in the EIR.

¹ dBA is the measurement of sound units of decibels (dB). The "A" denotes the A-weighted scale which simulates the response of the human ear to various frequencies of sound.

As is typical of downtown San Francisco, the noise environment of the site is dominated by vehicular traffic noise. The Environmental Protection Element of the San Francisco Comprehensive Plan contains guidelines for determining the compatibility of various land uses with different noise environments. For office uses the guidelines recommend no special noise control measures in an exterior noise environment under a noise level (L_{dn})¹ of 70 dBA. The exterior noise levels at the site are estimated to be 70 to 75 dBA.²

For these noise levels, the guidelines require an analysis of noise reduction requirements and inclusion of noise insulation features in the building design. The project sponsor has agreed to have an analysis done which would include recommended noise insulation features in the final building design; therefore, no further analysis is necessary in the EIR. The project sponsor would follow the recommendations of the analysis to comply with all provisions of the San Francisco Building Code and Noise Ordinance.

An acoustical analysis to show that the building would meet an interior CNEL³ requirement of less than 45 dBA with the windows closed would be performed because the exterior noise environment of the site could exceed a CNEL of 60 dBA at street level. The project would be constructed with reference to Title 25 Noise Insulation Standards of the California Administrative Code. Thus, existing ambient noise levels would not noticeably affect the project and no further discussion is needed.

Project construction would require approximately two years and would involve demolition of existing buildings, and construction of the proposed structure. These construction activities would temporarily result in noise levels in excess of those existing in the site vicinity.

¹ L_{dn} , the day-night average noise level, is a noise measurement based on human reaction to cumulative noise exposure over a 24-hour period, taking into account the greater annoyance of nighttime noise (noise between 10 p.m. and 7 a.m. is weighted ten dBA higher than daytime noise).

²Data collected in July 1974 for the report, Noise in San Francisco by Bolt Beranek & Newman, were used to develop noise level contours for the Transportation Noise Element of the "Comprehensive Plan of the City and County of San Francisco Plan for Transportation Noise Control," a section of the Environmental Protection Element, adopted September 19, 1974.

³Community noise equivalent level (CNEL) is an averaged sound level measurement based on human reaction to cumulative noise exposure over a 24-hour period. The numerical values of CNEL and L_{dn} are essentially equal for most urban noise environments.

The EIR would quantify the noise impacts of the construction equipment to be used including, but not necessarily limited to, bulldozers, graders, haul trucks, front end loaders, concrete pumpers, cranes, air compressors, generators and impact tools. In addition, noise impacts due to construction traffic would be assessed. The severity of these impacts would be evaluated in the EIR and mitigation measures designed to reduce these impacts would be included.

6. <u>Air Quality/Climate.</u> Would the proposed project result in:	<u>Yes</u>	<u>Maybe</u>	<u>No</u>	<u>N/A</u>	<u>Disc.</u>
a. Violation of any ambient quality standard or contribution to an existing air quality violation?	—	<u>X</u>	—	—	<u>X</u>
b. Exposure of sensitive receptors to air pollutants?	—	—	<u>X</u>	—	<u>X</u>
c. Creation of objectionable odors?	—	—	<u>X</u>	—	<u>X</u>
d. Burning of any materials including brush, trees, or construction materials?	—	—	<u>X</u>	—	—
e. Alteration of wind, moisture, or temperature (including sun shading effects), or any change in climate, either locally or regionally?	<u>X</u>	—	—	—	<u>X</u>

Demolition and construction activities would generate dust, carbon monoxide, and nitrogen oxides. Local concentrations of these emissions would be dependent upon particulate size, time of day, and microclimate conditions; particulate concentrations likely would often exceed the state's 24-hour standard of 100 micrograms per cubic meter (ug/m.³) Mitigation measures incorporated by the project sponsor would include wetting of the construction site to reduce dust from construction activities as well as wind erosion of exposed earth surfaces. Twice a day application of 0.5 gallons of water per square yard of earth surface can suppress dust emissions by 50%.²

San Francisco currently is a nonattainment area¹ for ozone and carbon monoxide. According to the Clean Air Act of 1970 (as amended), air quality must be in compliance

¹The Environmental Protection Act defines a "nonattainment" area as an area in which 1 or more measurable federal standards are violated. ABAG, Bay Area Air Quality Plan, January 1979.

²Guidelines for Air Quality Impact Analysis of Projects, Bay Area Air Pollution Control District, San Francisco, June 1975, updated July 1981.

with federal standards by 1987. Project construction would affect total suspended particulate concentration near the site. Because this is a short-term, localized impact, it would not interfere with efforts to attain the total suspended particulate standard elsewhere in the region.

No sensitive receptors (hospitals, convalescent homes, churches) have been identified in the vicinity of the proposed project. Local concentrations of carbon monoxide, and regional concentrations of hydrocarbons and nitrogen oxides would increase as a result of increased traffic stimulated by the development. Individually, these incremental changes in air pollution in the region would be insignificant; cumulatively, developments such as this could increase reported concentrations and frequency of standard violations and affect achievement of compliance by 1987. Cumulative air quality issues will need additional analysis.

The project site may be exposed to winds. Although design features included in the proposed project are known to reduce ground-level wind acceleration near buildings, wind tunnel tests of the proposed designs will be made and analyzed in the EIR.

The project would create and cast new shadows on the surrounding street areas. The shadow effects will be discussed in the EIR.

<u>7. Utilities and Public Services.</u> Would the proposed project:	<u>Yes</u>	<u>Maybe</u>	<u>No</u>	<u>N/A</u>	<u>Disc.</u>
a. Have an effect upon, or result in a need for new or altered, governmental services in any of the following?	—	—	<u>X</u>	—	<u>X</u>
fire protection	—	—	<u>X</u>	—	<u>X</u>
police protection	—	—	<u>X</u>	—	<u>X</u>
schools	—	—	<u>X</u>	—	<u>X</u>
parks or other recreational facilities	—	—	<u>X</u>	—	<u>X</u>
maintenance of public facilities	—	—	<u>X</u>	—	<u>X</u>
power or natural gas	—	—	<u>X</u>	—	<u>X</u>
communications systems	—	—	<u>X</u>	—	<u>X</u>
water	—	—	<u>X</u>	—	<u>X</u>
sewer/storm water drainage	—	—	<u>X</u>	—	<u>X</u>
solid waste collection and disposal	—	—	<u>X</u>	—	<u>X</u>

The proposed project is not expected to have an adverse impact on the demand for utilities and public services; however, the EIR will address the potential cumulative impact on municipal services by increased development in Downtown San Francisco.

The project would increase the building area on the site and the number of persons using the project area and may increase the fire hazard. The project would, however, incorporate more extensive fire protection measures than most existing buildings in the area to comply with the more stringent code standards now in effect. The project would not require more fire department personnel or equipment; water for fighting fires would be available to the project from both the domestic and high-pressure water systems within the site. Response time to the site would be about four minutes.¹

The proposed office building project would increase population and property on the site, thereby increasing the opportunity for crime. The police department anticipates an increase in theft of office equipment at the site. Appropriate mitigation measures (alarms, adequate lighting in entry ways, security personnel, etc.) would be incorporated into the project. Additional personnel or equipment will not be required by the police department for the project; however, cumulative growth in the area could increase demand for police services.²

It is not anticipated that the project would generate a demand on school services. The San Francisco School District has experienced declining enrollment in recent years and could absorb any additional students generated by the project.³

A plaza and atrium for office employees have been incorporated into the proposed project design. It is not anticipated that the project would generate demand on parks or other recreational facilities in the City or have any direct effect on maintenance of public facilities.

¹Chief Joseph Sullivan, Division of Planning and Research, San Francisco Fire Department, letter communication, July 30, 1981.

²Captain Jordan, Southern Station, San Francisco Police Department, telephone conversation, August 4, 1981.

³Robert Walker, Manager, Student Assignment, Office San Francisco Unified School District, telephone communication, March 2, 1982.

There would be a net increase in the consumption of energy on the site generated by the proposed project. The proposed office building would be served by a high voltage line and high pressure gas main beneath Mission Street. PG&E does not anticipate difficulty in providing the required amount of natural gas or electricity to the project.¹ The project sponsor has indicated that the project would conform to energy commission standards for residential and nonresidential buildings (Title 24 of California Administrative Code). This issue will be covered in the EIR.

There would be an increase in demand for communication systems generated by the proposed project. A Pacific Telephone Company trunk line extends beneath Mission Street; no supplier capacity problems exist and Pacific Telephone does not anticipate difficulty providing increased services to the project site.²

The project would result in a net increase of water consumption at the site of approximately 84,600 gallons per day (GPD). Eight-inch water mains serve the project site on Jessie and Anthony Streets and a 12-inch diameter main is located in Mission Street. They can adequately serve the domestic and fire demands of the proposed project. Due to traffic conditions and restrictions imposed by the City while excavating on Mission Street, it may be less expensive to install service to the site from Jessie or Anthony Streets.³

The amount of wastewater generated by the project would be about the same as the water consumed. The project could be served by the existing 2-foot x 6-inch by 3-foot 9-inch sewer on Mission or the new 15-inch main on Jessie and 12-inch line on Anthony Street. These would be adequate to handle increased surface flows as well as storm drainage. It is not anticipated that the City would have any difficulties in providing services to the site.⁴

¹ Jerry Tyson, Marketing, Pacific Gas and Electric, telephone conversation, August 4, 1981.

² Jack McGovern, Building Industry, Pacific Telephone, telephone conversation, August 4, 1981

³ J.E. Kenck, Manager, City Distribution Division, San Francisco Water Department, letter, July 31, 1981. (now retired)

⁴ Nathan Lee, San Francisco Clean Water program, telephone communication, August 3, 1981.

The proposed office building project would generate a net increase in solid waste to an estimated three tons per day.¹ However, approximately 40 to 60% of office waste is composed of high grade recyc able paper.² The Golden Gate Disposal Company recommends that space for a 20-25 yard compactor be designed into the building. The disposal would remove solid waste every four to five days, and does not anticipate problems in meeting the demand generated by the proposed development.³

8. Biology

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>	<u>N/A</u>	<u>Disc.</u>
a. Would there be a reduction in plant and/or animal habitat or interference with the movement of migratory fish or wildlife species?	—	—	<u>X</u>	—	—
b. Would the project affect the existence or habitat of any rare, endangered or unique species located on or near the site?	—	—	<u>X</u>	—	—
c. Would the project require removal of mature scenic trees?	—	—	<u>X</u>	—	—

9. Land. (topography, soils, geology) Would the proposed project result in or be subject to:

a. Potentially hazardous geologic or soils conditions on or immediately adjoining the site? (slides, subsidence, erosion, and liquefaction)	—	<u>X</u>	—	—	<u>X</u>
b. Grading? (consider height, steepness and visibility of proposed slopes; consider effect of grading on trees and ridge tops)	—	—	<u>X</u>	—	—
c. Generation of substantial spoils during site preparation, grading, dredging or fill?	—	—	<u>X</u>	—	<u>X</u>

¹California Solid Waste Management Board, "Solid Waste Generation Factors in California," Bulletin No. 2, July 1974.

²David Cohen, Special Projects, Chief Administrative Office, City of San Francisco, telephone conversation, January 14, 1982.

³Fiore Garbarino, Office Manager, Golden Gate Disposal Compay, telephone conversation, August 3, 1981.

The proposed project site is nearly level at approximately Elevation +10 feet, San Francisco Datum (SFD).¹ According to the current geologic map of San Francisco², the underlying sediments consist of 36 feet of artificial fill over 13 feet of bay mud and clay. These materials are underlain by undifferentiated sand, clay and gravel deposits which extend to bedrock at approximately -270 feet SFD.³ The Bay mud represented here is assumed to be the softer, unconsolidated upper bay mud which usually occurs between Elevation -20 feet SFD and -40 feet SFD in this area.⁴ Dune sand and Colma Formation sand probably form the upper 45 feet of the undifferentiated clay and gravel deposits.⁵ Groundwater occurs at approximately -17 feet SFD.⁶

Construction on artificial fill overlying bay mud requires special engineering considerations because of their divergent physical properties.⁷ Artificial fill is porous, has a low clay content, a high sand content and reacts to stress (loading, groundshaking) as a rigid material. Bay mud has a high water content, a high clay content, a low sand content and reacts to stress as a plastic material.

These matters require no further study in the EIR.

Heavy or rapid stress results in the development of excessive water pressure within the nearly impermeable Bay mud causing a loss of strength and consequent soil failure. When the mud shifts or flows, the overlying fill lurches and fractures. Structures placed

¹San Francisco Datum is 8.6 feet above mean sea level.

²Schlocker, J., Geology of the San Francisco North Quadrangle, California, U.S. Government Printing Office, Washington, D.C., 1974, plate 1, scale 1:24,000.

³Ibid.; plate 1, bore hole log 5, scale 1:1500.

⁴Goldman, H.B. (editor); Geologic and Engineering Aspects of San Francisco Bay Fill, Special Report 97, California Division of Mines and Geology, San Francisco, California, 1969, plate 3, scale approximately 1:79,000.

⁵Schlocker, Op cit., plate 1, bore hole log 5, scale 1:1500.

⁶Erik Tryde, Civil Engineer, Skidmore, Owings and Merrill Architects, telephone conversation, August 5, 1981.

⁷Schlocker, Op. cit., Table 2, pages 83-84.

on the fill would break up, tilt or sink.¹ This type of occurrence would be mitigated by placing the structure on concrete pile caps tied together with reinforced steel grade beams. The precast piles would extend five to ten feet into the dense sand below the bay mud.² The existence of 1 subsurface level used exclusively for parking could also reduce the stress on the Bay mud.

The presence of artificial fill over Bay mud and the need for special foundations indicates that a complete geotechnical site study would be needed to complete the final foundation design. The project sponsor would have such a study prepared by a California-licensed soils engineer and would follow the study's recommendations.

The site is pre-excavated and contains one subsurface level of parking. No soil is expected to be removed from the site. It is possible that a small amount of new fill may be required if existing site materials are not sufficient for the project's requirements.³

This subject will not be discussed further in the EIR.

10. <u>Water</u> . Would the proposed project result in:	<u>Yes</u>	<u>Maybe</u>	<u>No</u>	<u>N/A</u>	<u>Disc.</u>
a. Reduction in the quality of surface water?	—	—	<u>X</u>	—	—
b. Change in runoff or alteration to drainage patterns?	—	—	<u>X</u>	—	—
c. Change in water use?	<u>X</u>	—	—	—	<u>X</u>
d. Change in quality of public water supply or in quality or quantity (dewatering) of groundwater?	—	—	<u>X</u>	—	<u>X</u>

¹Goldman, H.B. (editor); Geologic and Engineering Aspects of San Francisco Bay Fill, Special Report 97, California Division of Mines and Geology, San Francisco, California, 1969, plate 3, scale approximately 1:79,000, page 45.

²Mr. Erik Tryde, Civil Engineer, Skidmore, Owings and Merrill, Architects, telephone conversation, August 5, 1981.

³Ibid.

Water use for the proposed project is estimated to be approximately 86,000 gallons per day (GPD). There is no surface water at the site. The site is currently impermeable due to coverage of buildings and the parking lot. It is not anticipated that drainage patterns would change or stormwater volumes increase since the runoff coefficient of the site (80% to 95%) would be unchanged. Stormwater runoff would flow into the City sewer system, rather than to the water table, and would have no impact on the water table. The City's storm drain system which would service the project site has sufficient excess capacity to accommodate the proposed development.¹ There would be increase in water usage at the site to approximately 84,600 gallons per day; however, San Francisco has adequate water collection and distribution facilities to accommodate this increase.² No dewatering is expected to be required for construction of this project.

11. <u>Energy/Natural Resources</u> . Would the proposed project result in:	<u>Yes</u>	<u>Maybe</u>	<u>No</u>	<u>N/A</u>	<u>Disc.</u>
a. Any change in consumption of energy?	<u>X</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>X</u>
b. Substantial increase in demand on existing energy sources?	<u>—</u>	<u>X</u>	<u>—</u>	<u>—</u>	<u>X</u>
c. An effect on the potential use, extraction, conservation or depletion of a natural resource?	<u>—</u>	<u>X</u>	<u>—</u>	<u>—</u>	<u>X</u>

There would be an increase in energy consumption on the site as a result of an increase in the total square footage of structure to be served. Unnecessary, wasteful or inefficient uses of energy cannot be identified, because specific building designs have not been developed.

There would be an increase in peak-hour electrical demand resulting from elevator use, in addition to peak-hour demand characteristics of other uses in the structure. Other aspects of electrical and natural gas demand characteristics cannot be identified until more precise building designs are developed. Further evaluation of energy effects will be presented in the EIR.

¹ Nathan Lee, San Francisco Clean Water Program, telephone conversation, August 3, 1981.

² George Nakagaki, Manager, City Distribution Division, San Francisco Water Department, telephone conversation, April 8, 1982.

No existing active solar energy collections installations would be affected as none are located in the immediate area north of the site. No other natural resources would be directly affected.

12. <u>Hazards.</u> Would the proposed project result in:	<u>Yes</u>	<u>Maybe</u>	<u>No</u>	<u>N/A</u>	<u>Disc.</u>
a. Increased risk of explosion or release of hazardous substances (e.g., oil, pesticides, chemicals or radiation), in the event of an accident, or cause other dangers to public health and safety?	—	—	<u>X</u>	—	—
b. Creation of or exposure to a potential health hazard?	—	—	<u>X</u>	—	—
c. Possible interference with an emergency response plan or emergency evacuation plan?	—	—	<u>X</u>	—	—

It is not anticipated that the proposed project would result in any increased risk of explosion or release of hazardous substances. It is not known whether the project would affect the City's emergency response plan; further discussion will be provided in the project EIR.

13. <u>Cultural.</u> Would the proposed project:					
a. Include or affect a historic site, structure, or building?	—	<u>X</u>	—	—	<u>X</u>
b. Include or affect a known archaeological resource or an area of archaeological resource potential?	—	—	<u>X</u>	—	<u>X</u>
c. Cause a physical change affecting unique ethnic or cultural values?	—	—	<u>X</u>	—	<u>X</u>

There is no evidence that the proposed project contains any historic structures or remains of archaeological or cultural significance. The 562-572 Mission Street building is rated "B" (Major Importance) by the Foundation for the Preservation of San Francisco's Architectural Heritage because of the "extremely early use of mushroom column drop panel construction, an important breakthrough in reinforced concrete design that is still utilized today. There is no other known use of this technique [in San Francisco] prior to the

year in which the building was built."¹ The building was not rated architecturally significant in the Department of City Planning 1976 Architectural Inventory.

A survey of the historic architectural merits of the structure was made by Sally Woodbridge, architectural historian. Her report is on file with the Office of Environmental Review and available for review. Ms. Woodbridge concluded that documentation of the actual date of the first use of mushroom column drop panel construction is incomplete. According to the report, recognition of the current state of research and the certain use in the 562-572 Mission Street building warrants some importance, although Ms. Woodbridge concludes that the building facade is not of high architectural merit and the structural system is only visible in part of the interior. Therefore, the structure does not have enough architectural merit to warrant landmark status. The Landmarks Preservation Advisory Board does not distinguish between A- and B-rated buildings for purposes of preservation; that is, they have equal priority.

The project would demolish the 562-572 Mission Street building. In recognition of the possible historic merit of the structural system the project sponsor would document the type of construction through photographs and measured drawings.

C. MITIGATION MEASURES:

	<u>Yes</u>	<u>No</u>	<u>Disc.</u>
a. Are mitigation measures included in the project?	<u>X</u>	<u>—</u>	<u>X</u>
b. Are other mitigation measures available?	Possible if need is identified		

The project sponsor has indicated his intention to incorporate mitigation measures which he considers to be reasonable and appropriate as they are identified during the course of the environmental review process for this project. A number of mitigation measures have been included in the project design to date:

¹ Charles Hall Page & Associates, Inc. Splendid Survivors, San Francisco's Downtown Architectural Heritage, text by Michael R. Corbett, prepared for the Foundation for San Francisco's Architectural Heritage, San Francisco, California, 1979.

1. During construction and demolition, unpaved areas would be wetted at least twice a day to hold down dust.
2. The project sponsor and project contractor would meet with the Bureau of Engineering to determine the necessary feasible measures to reduce noise on the project site during pile driving.
3. Should evidence of cultural or historic artifacts of significance be found during project excavation, the Environmental Review officer and the President of the Landmarks Preservation Advisory Board would be notified. The project sponsor would select an archaeologist to help the Office of Environmental Review determine the significance of the find and whether feasible measures, including appropriate security measures, could be implemented to preserve or recover such artifacts. The Environmental Review Officer would then recommend specific mitigation measures, if necessary, and recommendations would be sent to the State Office of Historic Preservation. Excavation or construction which might damage the discovered cultural resources would be suspended for a maximum of four weeks to permit inspection, recommendations and retrieval, if appropriate.
4. A detailed foundation and structural design study would be conducted for the building by a licensed structural engineer and a geotechnical consultant. The project sponsor would follow the recommendations of these studies during the final design and construction of the project.
5. The project sponsor has agreed to have an analysis done which would include recommended noise insulation measures in the final building design. The project sponsor would follow the recommendations of the analysis to comply with all provisions of the San Francisco Building Code.
6. An acoustical analysis to show that the building would meet an interior CNEL requirement of less than 45 dBA with the windows closed would be performed; the exterior noise environment of the site could exceed a CNEL of 65 dBA at street level. The project would be constructed with reference to Title 25 Noise Insulation Standards of the California Administrative Code.
7. The building would be placed on concrete pile caps tied together with reinforced steel grade beams.
8. The project sponsor would have a complete geotechnical site study prepared by a California-licensed soils engineer and would follow the recommendations for any construction on the site.

D. ALTERNATIVES:

Yes No Disc.

a. Were alternatives considered:

X — —

1. The no-project alternative would retain the existing structures on the site.
2. The site could be used for a building of less density.
3. The Guiding Downtown Development alternative would address a project complying with the provisions of the July 1982 Department of City Planning document, Guiding Downtown Development.
4. The mixed-use office/housing alternative would consider the possibility of providing housing on-site.
5. A preservation alternative would preserve the historic material on the site.

These alternatives will be discussed in the EIR.

E. MANDATORY FINDINGS OF SIGNIFICANCE

- | | | | |
|---|----------|----------|-----|
| *1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or pre-history? | ___ | <u>X</u> | ___ |
| *2. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? | ___ | <u>X</u> | ___ |
| *3. Does the project have possible environmental effects which are individually limited, but cumulatively considerable? (Analyze in the light of past projects, other current projects, and probable future projects.) | <u>X</u> | ___ | ___ |
| *4. Would the project cause substantial adverse effects on human beings, either directly or indirectly? | ___ | <u>X</u> | ___ |
| *5. Is there a serious public controversy concerning the possible environmental effect of the project? | ___ | <u>X</u> | ___ |

F. ON THE BASIS OF THIS INITIAL STUDY:

___ I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared by the Department of City Planning.

___ I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because the mitigation measures, numbers ____, in the discussion have been included as part of the proposed project. A NEGATIVE DECLARATION will be prepared.

X I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.



Robert W. Passmore
Assistant Director of Planning -
Implementation
(Zoning Administrator)

for

Dean L. Macris
Director of Planning

Date: 12/7/82

DISTRIBUTION LIST

FEDERAL AND STATE AGENCIES

State Office of Intergovernmental
Management (10)
State Clearinghouse
1400 - Tenth Street
Sacramento, California 95814
Attn: Anna Polvos

Air Quality Resources Board
Regional Programs Division
1102 Q Street
Sacramento, CA 95814
Attn: General Project Sections

REGIONAL AGENCIES

Association of Bay Area
Governments
Hotel Claremont
Berkeley, California 94705

Bay Area Air Quality
Management District
939 Ellis Street
San Francisco, California 94109
Attn: Irwin Mussen

Bay Area Rapid Transit
District
800 Madison Street
Oakland, California 94607

California Archaeological Site Inventory
Department of Anthropology
Sonoma State University
Rohnert Park, CA 94928

Golden Gate Bridge Highway &
Transportation District
P.O. Box 9000, Presidio Station
San Francisco, California

Alameda-Contra Costa Transit District
508 - 16th Street
Oakland, CA 94612

Metropolitan Transportation Commission
Hotel Claremont
Berkeley, California 94705

Caltrans
130 Oak Street
San Francisco, CA 94102

San Mateo County Transit District
400 South El Camino
San Mateo, California 94402

CITY AND COUNTY OF SAN FRANCISCO

San Francisco City Planning Commission
450 McAllister, 5th Floor
San Francisco, California 94102
Lee Woods, Commission Secretary
Toby Rosenblatt, President
Susan Bierman
Roger Boas
Norman Karasick, Alternate
Jerome Klein
Yoshio Nakashima
Richard Sklar
Eugene Kelleher, Alternate
C. Mackey Salazar

Landmarks Preservation Advisory Board
100 Larkin Street
San Francisco, CA 94102
Jonathan Malone, Secretary
Patrick McGrew, President
Phillip P. Choy
Elizabeth de Losada
David M. Hartley
Carolyn Klemeyer
Jean E. Kortum
Ann Sabiniano
Walter Sontheimer
John Ritchie

Bureau of Building Inspection
450 McAllister Street
San Francisco, California 94102
Attn: Robert Levy, Superintendent

CITY AND COUNTY OF SAN FRANCISCO
(continued)

Water Department
Distribution Division
425 Mason Street
San Francisco, CA 94102
Attn: George Nakagaki, Manager

San Francisco Municipal Railway
Muni Planning Division
949 Presidio Avenue, Room 204
San Francisco, CA 94115
Attn: Peter Straus

San Francisco Committee for
Utility Liaison on Construction
and Other Projects (CULCOP)
c/o GES - Utility Liaison
City Hall, Room 363
San Francisco, CA 94102
Attn: Joseph Corollo

San Francisco Department of
Public Works
Traffic Engineering Division
460 McAllister Street
San Francisco, CA 94102
Attn: Scott Shoaf

San Francisco Fire Department
260 Golden Gate Avenue
San Francisco, California 94102
Attn: Ed Phipps, Chief
Division of Planning
and Research

San Francisco Public Utilities
Commission
Bureau of Energy Conservation
949 Presidio Avenue, Room 111
San Francisco, CA 94115
Attn: Robin Calhoun, Director

San Francisco Public Utilities
Commission
City Hall, Room 287
San Francisco, CA 94102
Attn: Richard Sklar

San Francisco Real Estate Dept.
450 McAllister Street, Room 600
San Francisco, CA 94102
Attn: Wallace Wortman
Director of Property

Mayor's Economic Development Council
480 McAllister Street
San Francisco, CA 94102
Attn: Mr. Richard Goblirsch

Bureau of Engineering
45 Hyde Street, #222
San Francisco, CA 94102
Attn: Ray Danehy

MEDIA

San Francisco Bay Guardian
27000 - Nineteenth Street
San Francisco, CA 94110
Attn: Patrick Douglas, City Editor

San Francisco Chronicle
925 Mission Street
San Francisco, California 94103
Attn: Marshall Kilduff

San Francisco Examiner
110 - Fifth Street
San Francisco, CA 94103
Attn: Gerald Adams

San Francisco Progress
851 Howard Street
San Francisco, CA 94103
Attn: Mike Mewhinney

The Sun Reporter
1366 Turk Street
San Francisco, CA 94115

LIBRARIES

Documents Department
City Library - Civic Center
San Francisco, CA 94102
Attn: Faith Van Liere

Environmental Protection
Agency Library
215 Fremont Street
San Francisco, CA 94105
Attn: Jean Circiello

LIBRARIES

(continued)

Government Documents Section
Stanford University
Stanford, CA 94305

Government Publications Department
San Francisco State University
1630 Holloway Avenue
San Francisco, CA 94132

Hastings College of the Law - Library
198 McAllister Street
San Francisco, CA 94102

Institute of Governmental Studies
1209 Moses Hall
University of California
Berkeley, CA 94720

Golden Gate University
Library
536 Mission St.
San Francisco, CA 94105

GROUPS & INDIVIDUALS

AIA
Northern California Chapter
790 Market Street
San Francisco, CA 94102

Bay Area Council
348 World Trade Center
San Francisco, CA 94111

Bendix Environmental Research, Inc.
1390 Market Street, Suite 902
San Francisco, CA 94102

Peter Bosselman
Environmental Simulation Laboratory
316 University Hall
University of California
Berkeley, CA 94720

Brobeck, Phleger, Harrison
One Market Plaza
San Francisco, CA 94105
Attn: Michael Rushman

David Caprone
Lincoln Property Company
220 Sansome Street
San Francisco, CA 94104

Consumer Action
1417 Irving
San Francisco, CA 94122
Attn: Kay Pachtner

Joseph Coriz
2853 - 22nd Street
San Francisco, CA 94110

Calvin Dare
Cushman Wakefield
555 California Street, Suite 2700
San Francisco, CA 94104

Downtown Association
582 Market Street
San Francisco, CA 94104
Attn: Lloyd Pflueger

Downtown Senior Social Services
295 Eddy Street
San Francisco, CA 94102

Environmental Planning & Research, Inc.
649 Front Street
San Francisco, CA 94111
Attn: Leslie de Boer

Environmental Science Associates
1291 E. Hillsdale Boulevard
Foster City, CA 94404
Attn: Jo Julin

Friends of the Earth
1045 Sansome Street
San Francisco, CA 94111
Attn: Connie Parrish

The Foundation for San Francisco's
Architectural Heritage
2007 Franklin Street
San Francisco, CA 94109
Attn: Grant Dehart

Charles Gill
315 Ivy Street
San Francisco, CA 94102

Gray Panthers
50 Fell Street
San Francisco, CA 94102
Attn: W. Nunnally

GROUPS & INDIVIDUALS (cont'd)

Gruen, Gruen + Associates
564 Howard Street
San Francisco, CA 94105

Heller, Ehrman, White & McAuliffe
44 Montgomery Street, 32nd Floor
San Francisco, CA 94104
Attn: Robert L. Gibney, Jr.

Sue Hestor
4536 - 20th Street
San Francisco, CA 94114

Carl Imparato
1205 Garfield
Albany, CA 94705

David Jones
241 Bartlett
San Francisco, CA 94110

Paula Lamb
822 Masonic Avenue
San Francisco, CA 94117

Chris Lavdiotis
1919 - 28th Ave.
San Francisco, CA 94116

League of Women Voters
12 Geary Street, Room 605
San Francisco, CA 94108

Legal Assistance to the Elderly
944 Market Street, #803
San Francisco, CA 94102

Robert Meyers Assoc.
5826 Balboa Drive
Oakland, CA 94611

Gerald Owyang
1517 Reed Ave., #2
San Diego, CA 92109

Pillsbury, Madison & Sutro
P. O. Box 7880
San Francisco, CA 94120
Attn: Abby Staebler

San Francisco Tomorrow
728 Montgomery Street, #34
San Francisco, CA 94111
Attn: Suzanne Smith

San Franciscans for Reasonable Growth
88 First Street
San Francisco, CA 94105
Attn: Carl Imparato

John Sanger & Associates
2340 Market Street
San Francisco, CA 94114

Senior Escort Program
South of Market Branch
814 Mission Street
San Francisco, CA 94103

Sierra Club
530 Bush Street
San Francisco, CA 94108
Attn: Becky Evans

Kent E. Soule
Chickering and Gregory
3 Embarcadero Center, 23rd Floor
San Francisco, CA 94111

Tenants & Owners Development Corp.
177 Jessie Street
San Francisco, CA 94105
Attn: John Elberling

Paul Thayer
1033 Stanyan
San Francisco, CA 94117

Timothy Tosta
333 Market Street, Suite 2230
San Francisco, CA 94105

Steven Weicker
899 Pine Street, #1610
San Francisco, CA 94108

Women's Chamber of Commerce
681 Market Street, Room 992
San Francisco, CA 94105

San Francisco Forward
640 Market Street
San Francisco, CA 94104
Attn: Frank Noto

Planning Analysis and Development
530 Chestnut Street
San Francisco, CA 94133
Attn: Gloria Root

GROUPS & INDIVIDUALS (cont'd)

Mrs. G. Bland Platt
339 Walnut Street
San Francisco, CA 94118

Charles Hall Page and Associates
364 Bush Street
San Francisco, CA 94104

David P. Rhoades
44 Montgomery Street, Suite 547
San Francisco, CA 94104

San Francisco Beautiful
41 Sutter Street
San Francisco, CA 94104
Attn: Mrs. H. Klussman, President

San Francisco Building & Construction
Trades Council
400 Alabama Street, Room 100
San Francisco, CA 94110
Attn: Stanley Smith

San Francisco Chamber of Commerce
456 California Street
San Francisco, CA 94105
Attn: Richard Morten

San Francisco Ecology Center
13 Columbus Avenue
San Francisco, CA 94111

San Francisco Junior
Chamber of Commerce
251 Kearny Street
San Francisco, CA 94108

San Francisco Labor Council
1855 Folsom Street
San Francisco, CA 94103
Attn: Bernard Speckman

San Francisco Planning and Urban
Research Association
312 Sutter Street
San Francisco, CA 94108

San Francisco Convention and
Visitors Bureau
1390 Market Street, Suite 260
San Francisco, CA 94102
Attn: R. Sullivan, Manager

Jeff Vance
Campeau Corp. of California
681 Market Street
San Francisco, CA 94105

Elmer Johnson
Building Owners & Managers
690 Market Street
San Francisco, CA 94104

Building Service Employees
Union, Local 87
240 Golden Gate Avenue
San Francisco, CA 94102

Marie Zeller
Whisler-Patri
590 Folsom Street
San Francisco, CA 94105

ABUTTING PROPERTY OWNERS

William H. Blatchly
38 - 20th Avenue
San Francisco, CA 94121

Max Bresler
27 Morningside Drive
San Francisco, CA 94132

Edward J. Connor
145 Montgomery Street
San Francisco, CA 94104

Jack Dudom
97 Brookfield Street
Moraga, CA 94556

Golden Gate University
536 Mission Street
San Francisco, CA 94105
Attn: Joan Cerruti

Gene Hertzka
1336 Chestnut Street
San Carlos, CA 94070

Mission-Shaw Properties
300 Broadway
San Francisco, CA 94133

Patrick & Company
560 Market Street
San Francisco, CA 94105

Selbro Investment Company
575 Mission Street
San Francisco, CA 94105

Lo Kam Shing
c/o California Realty and Land Co.
1322 Grant Ave.
San Francisco, CA 94133

Sally Shapiro
1414 Donner Ave.
San Francisco, CA 94124

Stevenson Garage
5 Bon Air Road #219
Larkspur, CA 94939

Leonard N. Biss
551 Mission Street
San Francisco, CA 94105

Jerome Cocuzza
3038 Baker Street
San Francisco, CA 94123

Russell A. Cullen
U.S. Enterprise Corp.
832 Sansome Street
San Francisco, CA 94111

Gary Glassel
569 Mission Street
San Francisco, CA 94105

Mr. & Mrs. William Van Herick
No. 1 San Gabriel Court
Tiburon, CA 94920

George L. Marchand
c/o Buckbee, Thorne & Co.
145 Sutter Street
San Francisco, CA 94104

Pacific Telephone Company
44 Montgomery Street
San Francisco, CA 94111

S. Redman
c/o A. Parik
Parik Associates
96 Jessie Street
San Francisco, CA 94105

